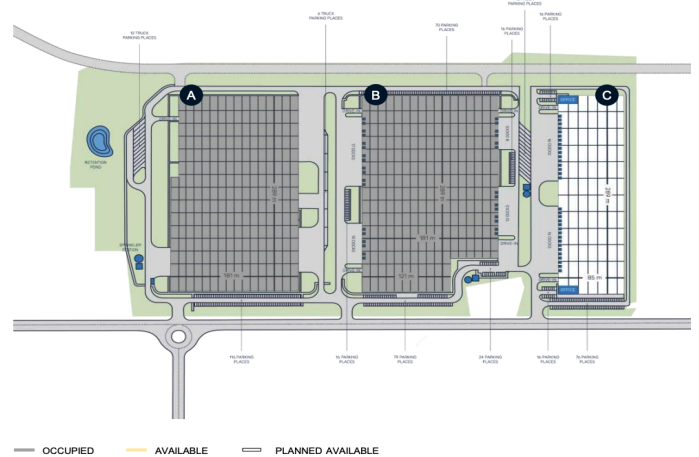




STANDARD TECHNICAL SPECIFICATION

<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> • Flat or slight foundations, insulated plinth panels on 150cm above floor • Prefabricated concrete columns in 12 x 24 cm grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	<p>FLOOR</p> <ul style="list-style-type: none"> • Fibre reinforced concrete floor, PE membrane, top paint, 50cm thick surface treatment with hardener • Load capacity of 55 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3 	<p>ROOF</p> <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clean installations • Min. 2% of slope in warehouse area • Synthetic drainage system, emergency overflow 	<p>FAÇADE</p> <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double glazed windows in offices with insulated PVC profiles 	<p>DOCKS</p> <ul style="list-style-type: none"> • 1x electrically operated 3 x 8.2 m dock for each 1 000 sqm of hall • Dock door equipped with hydraulic leveler, 60 kN capacity, PVC weather, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 1 000 sqm of hall
--	--	---	---	---

<p>HALL INSTALLATIONS</p> <ul style="list-style-type: none"> • Gas-fueled boilers or infrared gas radiators, heating according to norms for warehousing • LED lighting on ceiling, 160 lm/quad, dimmable and panned • 200 lux LED lighting including influence of climate modulation • 1x 630 kVA dry transformer station per each 1-25 000 sqm of hall 	<p>PRODUCTION UPGRADE (OPTIONAL)</p> <ul style="list-style-type: none"> • Increased capacity and roof insulation • Heating and ventilation in accordance with code for manufacturing (powering) • 300 lux LED lighting (including influence of climate modulation) • Increased percentage of dryweight area 	<p>OFFICES</p> <ul style="list-style-type: none"> • 2 meet-rooms designed in built, incl. offices, social, locker rooms, day room, exit furniture and equipment • Aluminium entrance door with express transparent lobby • Thin carpet or PVC floor surfers, suspended mineral ceiling panels • Soft floor with raised access, cold tile, and fixed acoustics • PVC cable trays below windows, 3x 220V socket per work place • Server room with 2 light units and insulated PVC floor • Top cooling 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> • Hard areas from concrete paving, sloped for drainage • 200mm thick base, entrance barriers and metal gate • Green areas with grass, bushes, and trees
--	--	---	---

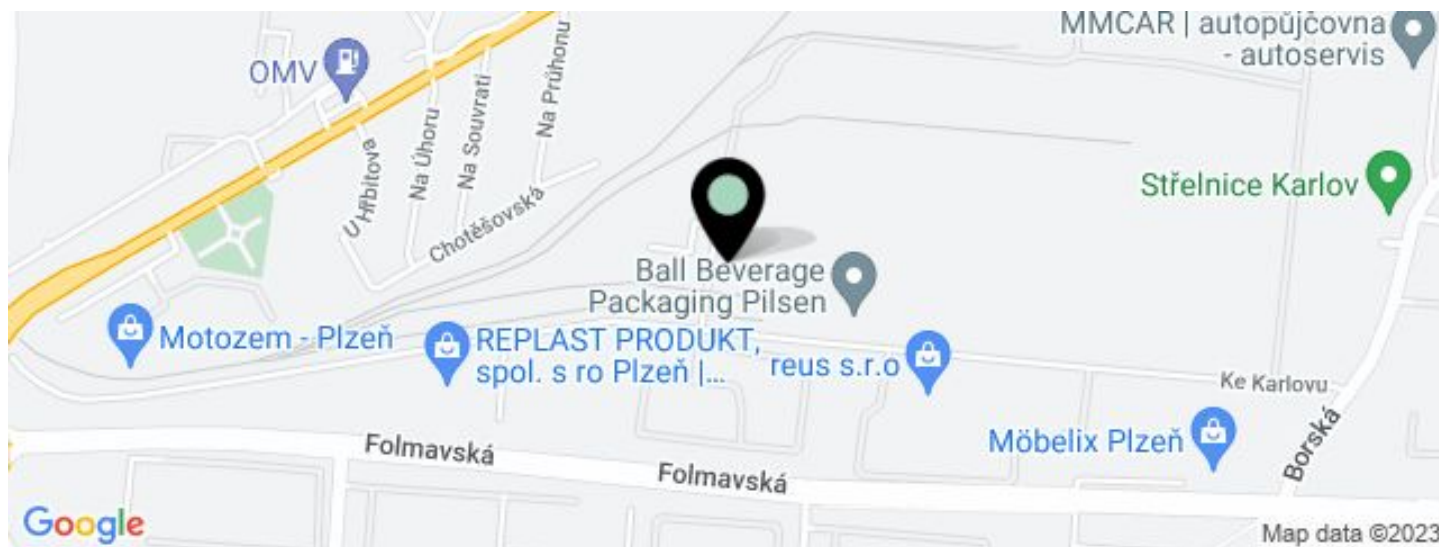




Logistic park

124 394 m², Plzeň-město, Plzeň, Ke Karlovu

Ask for price



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building C - warehouse space, available within 12-15 monhs after signing the contract	24 415 m ²	0 EUR monthly per m ²	Yes	Ask for price



Logistic park

124 394 m², Plzeň-město, Plzeň, Ke Karlovu

Ask for price

Total area	124 394 m ²
Available area for rent	24 414 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	40190

This logistic park offers warehouse, industrial and office space for lease in Pilsen. A Class premises are suitable for logistics, distribution or light manufacturing. The internal layout of the premises can be adapted to the requirements of the tenant. To move in within 12 - 15 months after signing the contract.

Location:

The park is located directly in the city of Pilsen. There is an excellent transport connection by public and train transport, which connects Pilsen with Frankfurt, Munich and Curych.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 429 car parking places
- 33 truck parking places

Storage/Industrial space:

- Floor loading capacity 5 T/sqm
- Clear height 10-12 m
- 79 x Loading docks
- 7 x Drive-in
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Air-conditioning
- 200 Lux LED lighting

Lessee pays no commission.

